



**Connells**

Cedar Crescent  
North Baddesley Southampton



## Property Description

This spacious three-bedroom home offers comfortable accommodation arranged over two floors and would suit a range of buyers. The property features a welcoming lounge with carpeted flooring, a front-facing window, built-in cupboard and feature fireplace. To the rear, the kitchen is fitted with a range of wall, base and drawer units, with localised tiling and space and plumbing for a washing machine, freestanding cooker and tall fridge freezer, along with a radiator. Upstairs, the landing benefits from a side aspect window and houses a two-year-old boiler within a cupboard. There are three bedrooms, all with wooden floorboards, including a main bedroom with a built-in cupboard. The bathroom is fitted with a bath and shower over, WC and hand wash basin, with a rear-facing window. The property further benefits from double-glazed windows installed approximately nine years ago.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Agents Note

Agents Note; It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

## Lounge

10' 3" x 13' 1" 1 ( 3.12m x 3.99m 1 )

Front-facing reception room with carpeted flooring, a built-in cupboard and fireplace. A window to the front aspect provides natural light. The room offers a practical living space with scope for updating.

## Kitchen

10' 9" x 16' 6" ( 3.28m x 5.03m )

Located to the rear, the kitchen is fitted with wall, base and drawer units with localised tiling. There is space and plumbing for a washing machine, along with space for a freestanding cooker and tall fridge freezer. Radiator. The room would benefit from modernisation.

## Landing

First-floor landing with a window to the side aspect. Cupboard housing the three-year-old boiler.

## Bedroom One

9' 11" x 11' 2" ( 3.02m x 3.40m )

Main bedroom with wooden floorboards and a built-in cupboard. The room provides space for bedroom furniture and offers potential for improvement.

## Bedroom Two

10' 1" x 9' 9" ( 3.07m x 2.97m )

Bedroom with wooden floorboards and radiator, suitable for a variety of uses.

## Bedroom Three

6' 2" x 8' 3" ( 1.88m x 2.51m )

Bedroom with wooden floorboards, window to the front aspect and radiator.

## Bathroom

Fitted with a bath with shower over, WC and hand wash basin. Window to the rear aspect and carpeted flooring. The bathroom would benefit from updating.

## Front Garden

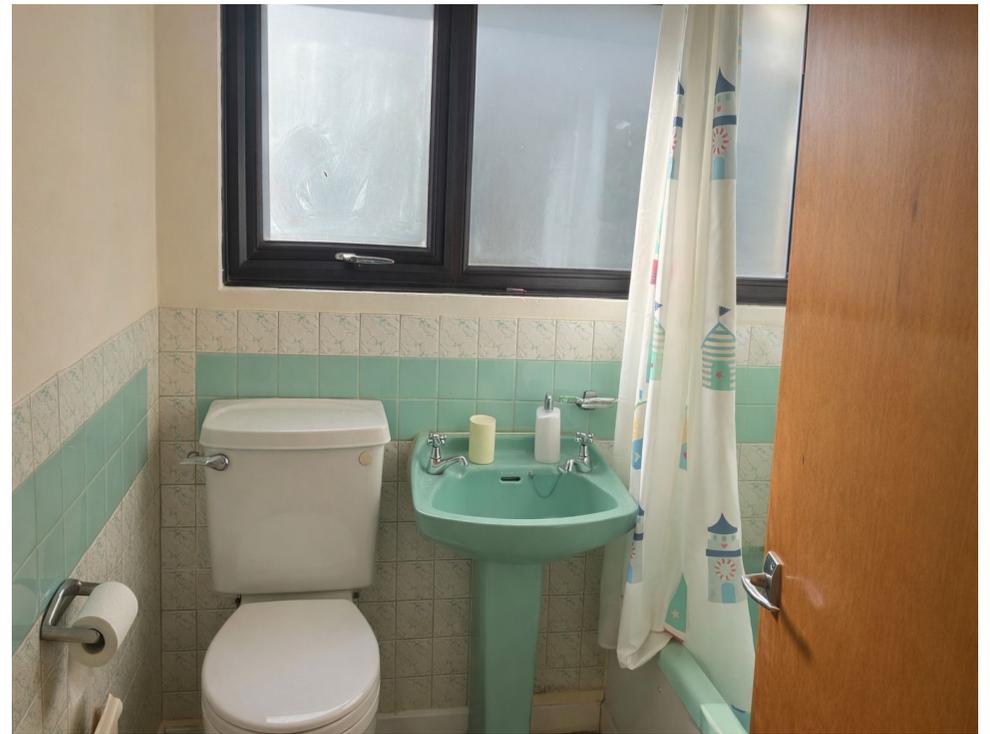
With lawn and mature shrubs and borders.

## Rear Garden

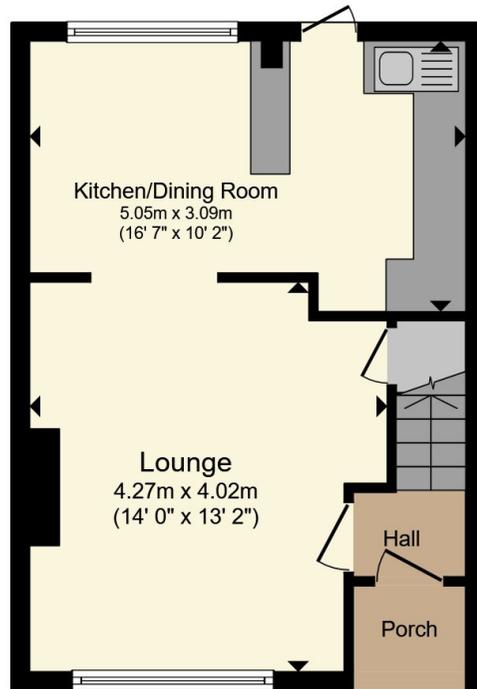
An ample rear garden with mature shrubs and borders, lawn and patio area with side aspect.

## Garage En Bloc

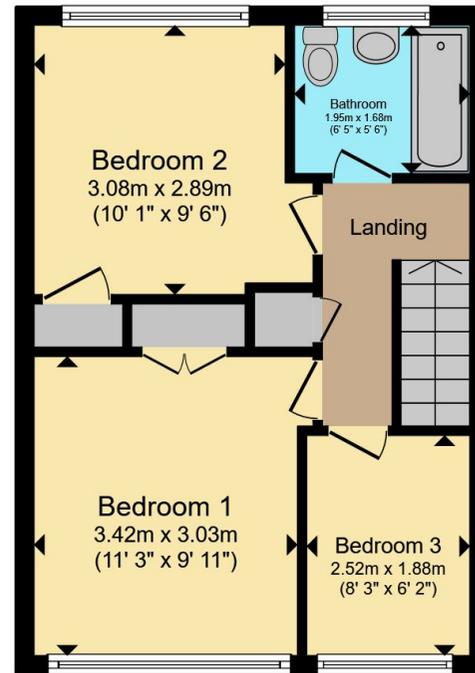








**Ground Floor**



**First Floor**

Total floor area 72.1 m<sup>2</sup> (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01794 830 833**  
**E [romsey@connells.co.uk](mailto:romsey@connells.co.uk)**

13a The Hundred  
ROMSEY SO51 8GD

EPC Rating: C Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/ROM306870](http://connells.co.uk/Property/ROM306870)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ROM306870 - 0015